

RESOLUTION NO. 2025-13

A RESOLUTION APPROVING A PETITION TO FORM AND INCORPORATE AN IMPROVEMENT DISTRICT OF THE CITY OF LOXLEY, ALABAMA, AND AUTHORIZING THE INCORPORATION THEREOF

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LOXLEY, ALABAMA (the "Council"), as follows:

Section 1. The Council, upon evidence duly submitted to and considered by it, finds and determines and confirms that the petition attached hereto as Appendix A has been duly filed with the Council for approval of the formation of an improvement district under Chapter 99A of Title 11 of the Code of Alabama 1975 ("Governing Law") and that the persons executing the petition are the owners of all land described in the petition by attachment thereto and proposed to be included within the improvement district.

Section 2. The Council has reviewed and considered the petition and considers the formation of the improvement district expedient.

Section 3. The Council approves (i) the formation of the improvement district and (ii) the articles of incorporation of the improvement district attached to the petition.

Section 4. The Council (i) grants permission to form and incorporate the improvement district and (ii) authorizes the persons making such petition to proceed to form such improvement district.

Section 5. The Council appoints the following persons as the initial board of directors of the improvement district for terms ending on the date and year set opposite the respective names thereof:

Name	Term: Anniversary of Date of Incorporation in:
Chloe Kelly	2028
Cat Holladay	2029
Caldwell Cunningham	2030

Section 6. Pursuant to Section 11-99A-20(a) and (b) of the Governing Law, the improvement district, the bonds and interest and income on the bonds of the improvement district, the recordation of any document or instrument to which the improvement district is a party, and any improvements owned by the improvement district as defined in Section 11-99A-2(6)(a) through (e), inclusive, and (h), of the Governing Law, shall be exempt from all taxation as set forth therein. The interest of the improvement district in any improvement, which is not described in Section 11-99A-2(6) shall be subject to taxation by the State of Alabama and all counties and municipalities therein.


Section 7. All ordinances, resolutions, orders, or parts of any thereof, of the Council in conflict, or inconsistent, with any provision of this resolution hereby are, to the extent of such conflict or inconsistency, repealed.

Section 8. This resolution shall take effect immediately without publication hereof as provided in Section 11-99A-29 of the Code of Alabama 1975.

Duly passed and adopted this 14th day of April 2025.



SEAL




Mayor of the City of Loxley, Alabama



City Clerk

CERTIFICATION

I, Melissa Lawrence, City Clerk of the City of Loxley, Alabama hereby certify the above to be true and correct copy of a resolution adopted by the City Council of the City of Loxley at a regular council meeting held on the 14th day of April 2025, as same appears in the minutes or record of said meeting.



Melissa Lawrence
City Clerk/Treasurer

**PETITION
FOR
AUTHORITY TO FORM AN IMPROVEMENT DISTRICT**

March 28, 2025

TO THE GOVERNING BODY OF THE CITY OF LOXLEY, ALABAMA:

The undersigned hereby petition the Loxley City Council, as governing body of the City of Loxley, Alabama, for authority and permission to form and incorporate an improvement district under Chapter 99A of Title 11 of the Code of Alabama 1975 (the "Governing Law").

Pursuant to Section 11-99A-4 of the Governing Law, and in support of the within petition, the undersigned:

(1) represent, certify, warrant and declare that all of the land to be included within the proposed improvement district is (i) contiguous with land within the City of Loxley, Alabama and (ii) owned by the undersigned, and (ii) located entirely within the City of Loxley, Alabama, and Baldwin County, Alabama; and

(2) designate the following person, who is over the age of 21 years, to act as agent in representing the undersigned before the governing body of the City of Loxley, Alabama:

Mr. Caldwell Cunningham
Ms. Catherine Holladay
68 Ventures, LLC
707 Belrose Avenue
Daphne, Alabama 36526

(3) attach to, and by this reference make a part of, this petition, true, correct and complete copies of:

(a) a description of the tract or tracts of land proposed to be included within the improvement district as Exhibit 1,

(b) a map or plat of the improvement district which shows the land proposed to be included within the improvement district will be contiguous as Exhibit 1,

(c) a proposed form of articles of incorporation for the improvement district as Exhibit 2.

The undersigned to hereby request that this petition be considered and reviewed, that authority and permission be given to form and incorporate the improvement district, and that a resolution be adopted by the governing body of the City of Loxley, Alabama, declaring that it has reviewed this petition, has determined as a matter of fact that it is expedient that the improvement district be formed and has approved the proposed form of articles of incorporation for the improvement district attached hereto.

IN WITNESS WHEREOF, each of the undersigned has caused this Petition to be executed in its name, under seal, by an officer or legal representative thereof duly authorized thereunto, on the date and year first above written.

68 Ventures, LLC

By: 

Name: Deon Jordan

Title: CEO

Loxley Triangle, LLC

By: 

Name: Nathan Cox

Title: Manager

Triangle-Stonebridge 2014, LLC

By: 

Name: Nathan Cox

Title: Manager

68V SB Holdings, LLC

By: 

Name: Nathan Cox

Title: Manager

59 Triangle 2021, LLC

By: 

Name: Nathan Cox

Title: Manager

Exhibit 1
Description of Land

The following tax identification parcels located in Baldwin County, Alabama:

Parcels

05-33-04-19-0-000-001.538
05-33-04-19-0-000-001.511
05-33-04-19-0-000-001.539
05-33-09-30-0-000-001.000
05-33-09-30-0-000-001.001
05-33-09-29-0-000-001.000
05-33-09-29-0-000-001.001
05-33-04-20-0-000-001.173
05-33-04-20-0-000-001.002
05-33-05-21-0-000-001.000
05-33-08-28-0-000-001.000
05-33-05-21-0-000-001.003
05-33-05-21-0-000-001.004
05-33-05-21-0-000-001.006
05-33-05-21-0-000-001.005
05-33-05-22-0-000-001.002
05-33-05-16-0-000-001.007
05-33-04-17-0-000-001.001

Map

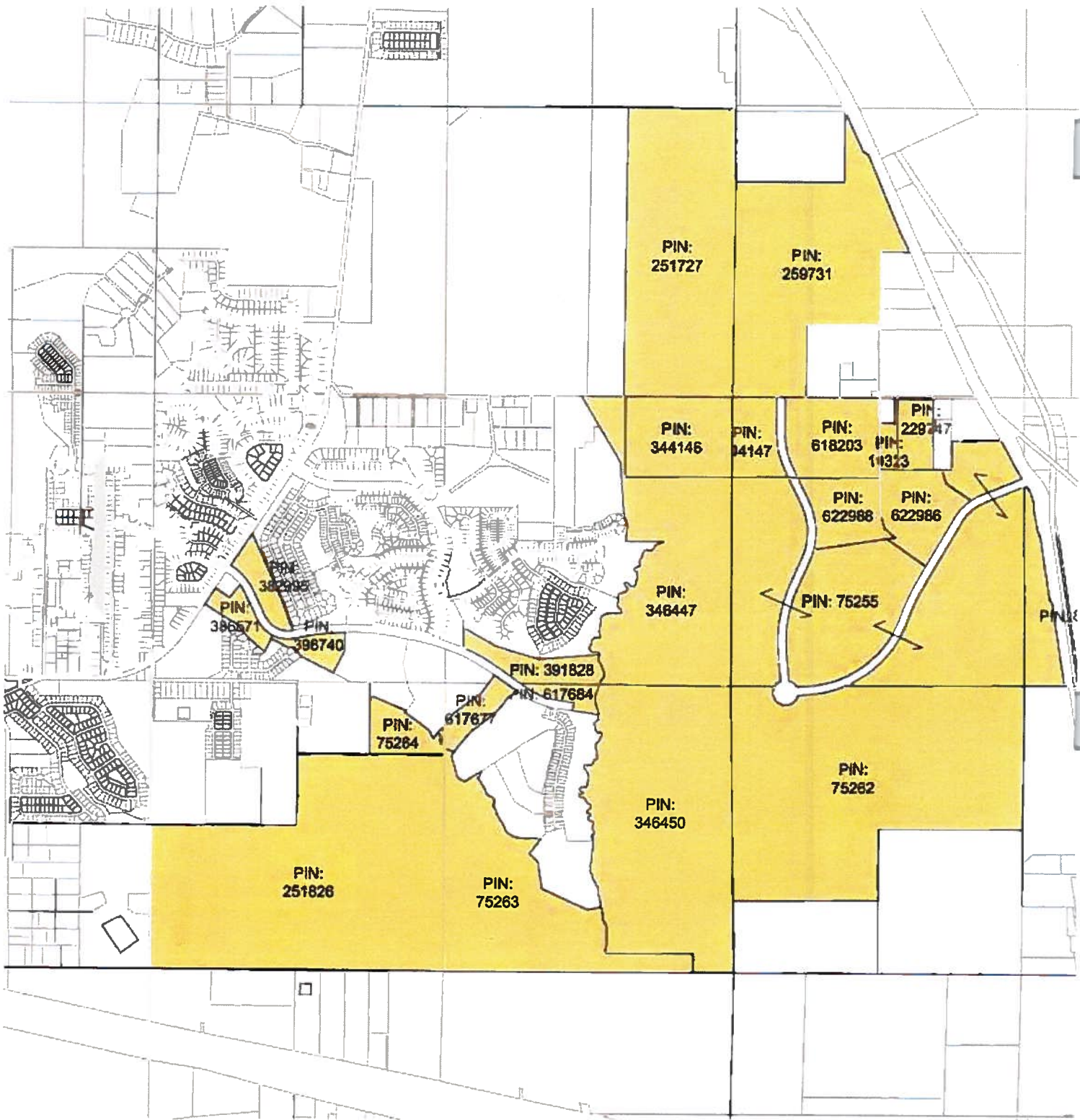


Exhibit 2

Form of Articles of Incorporation

**ARTICLES OF INCORPORATION
OF
STONEBRIDGE IMPROVEMENT DISTRICT**

_____, 2025

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, in order to form an improvement district to be known as "Stonebridge Improvement District" (the "District") as a public corporation under and pursuant to Chapter 99A of Title 11 of the Code of Alabama 1975 (the "Governing Law"), do hereby make, sign, execute, acknowledge and file these articles of incorporation:

Article One

The name of the District shall be Stonebridge Improvement District.

The District is organized pursuant to the provisions of Chapter 99A of Title 11 of the Code of Alabama 1975.

Article Two

The names and mailing addresses of the undersigned incorporators are:

Caldwell Cunningham
707 Belrose Ave.
Daphne, Alabama 36526

Catherine Holladay
707 Belrose Ave.
Daphne, Alabama 36526

Chloe Kelly
707 Belrose Ave.
Daphne, Alabama 36526

Article Three

The name of the appointing government is the City of Loxley, Alabama.

On _____, 2025 the governing body of the City of Loxley, Alabama adopted a resolution approving and authorizing the incorporation of the District in accordance with the Governing Law, a certified copy of which resolution is attached hereto as Exhibit A and made a part hereof.

Article Four

The names and addresses of the members of the initial board of directors of the District and their initial terms of office are as follows:

<u>Name</u>	<u>Term of Office</u>
Chloe Kelly	_____ 2028
Catherine Holladay	_____ 2029
Caldwell Cunningham	_____ 2030

Article Five

The duration of the District shall be perpetual, subject to the provisions of the Governing Law.

Article Six

The location of the principal office of the District (and its post office address) shall be:

c/o 68 Ventures, LLC
707 Belrose Avenue
Daphne, Alabama 36526

Article Seven

The District shall have all powers conferred on corporations of like nature by the Governing Law, and any amendment thereof heretofore or hereafter made, and all other powers conferred upon corporations generally by the laws of Alabama not in conflict with the Governing Law, as heretofore or hereafter amended.

Article Eight

The District shall be a non-profit corporation and no part of the net earnings thereof shall inure to the benefit of any private person or entity of any nature whatsoever.

Article Nine

Upon dissolution of the District as provided by the Governing Law, title to all funds and properties owned by the District shall be conveyed and distributed to, and shall vest in, The City of Loxley, Alabama (or its successor).

IN WITNESS WHEREOF, the undersigned have signed these articles of incorporation on and as of the date and year first above written.

STATE OF ALABAMA

BALDWIN COUNTY

The undersigned, a notary public in and for said County in said State, do hereby certify that _____, whose name is signed to the foregoing Articles of Incorporation and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing Articles of Incorporation, he executed the same voluntarily.

Given under my hand and official seal, this _____ day of _____, 2025.

Notary Public

NOTARIAL SEAL

My commission expires: _____

STATE OF ALABAMA

BALDWIN COUNTY

The undersigned, a notary public in and for said County in said State, do hereby certify that _____, whose name is signed to the foregoing Articles of Incorporation and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing Articles of Incorporation, he executed the same voluntarily.

Given under my hand and official seal, this _____ day of _____, 2025.

Notary Public

NOTARIAL SEAL

My commission expires: _____

STATE OF ALABAMA

BALDWIN COUNTY

The undersigned, a notary public in and for said County in said State, do hereby certify that _____ whose name is signed to the foregoing Articles of Incorporation and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing Articles of Incorporation, he executed the same voluntarily.

Given under my hand and official seal, this _____ day of _____, 2025.

Notary Public

NOTARIAL SEAL

My commission expires: _____